



Village Board Memo

May 7, 2020

Item for Village Board Consideration:

Recommendation from the Planning and Zoning Commission to approve a request from Frank LaGambina, Luxica LLC, regarding the property located at 9-11 West Quincy Street, Westmont for the following:

- A. Request for variances from parking lot requirements as provided in Westmont Zoning Ordinance Sections 10.06(H)--Design; and 10.06(K)--Required Spaces.

Recommended Action:

Approve the requested variances from Section 10.06(H) for parking lot design and from Section 10.06(K) for required parking spaces for a proposed re-use of the building at 9-11 West Quincy Street, subject to the following condition of approval:

- Applicant must pay the required “fee-in-lieu of required parking spaces” in accordance with the requirements of Article A, Section Section 10.06(B)(2).

I. Basis of Recommendation**A. Planning and Zoning Commission Action**

The Planning and Zoning Commission held a public hearing on Wednesday evening, February 12th and unanimously recommended ‘approval’ of this request.

B. Background

Mr. LaGambina’s development company, Luxica, is in the process of purchasing the vacant building at 9-11 West Quincy Street. Mr. LaGambina proposes to renovate the building. The first floor is proposed to have 2 tenant spaces--one for a restaurant and one for a retail or office use, while the second floor is proposed to be used for 4 apartment units, each with 2 bedrooms.

C. Critical Issues

The property at 9-11 West Quincy is an existing building in the downtown, and it has been vacant for over 10 years. Like many similar buildings in the downtown, the property does not have sufficient room to provide the required parking spaces for the proposed uses. Parking requirements are calculated as follows:

Use	Formula	Required Spaces
Restaurant with 94 seats and 8 employees	1 stall for every 4 seats plus 2 stall for every 3 employees	24+ 6
1,500 s.f. of "High Volume Commercial"	1 space for every 200 s.f.	8
4 apartments, each with 2 bedrooms	2 spaces for each unit	8
Total Required:		46

Appendix "A", Article X, Section 10.06(K) of the Zoning Code requires 46 parking spaces for the proposed a) restaurant; b) first-floor retail; and c) apartment units on the second floor. As shown on the site plan (see attached), 5 parking spaces will be provided on site, requiring a variance for 41 spaces.

In order to receive the required parking variance, the applicant has agreed to pay the required "fee in-lieu of parking stalls" as required by the Zoning Ordinance. This fee is used by the Village to secure additional parking in other locations in the Downtown area.

1. Parking Lot Design

Section 10.06(H) of the Zoning Ordinance provides Design requirements for parking lots, including surfacing, landscaping, and screening requirements. Due to the small size of the proposed parking area and its location within the Village's historic downtown, complying with these requirements would further reduce the amount of parking stalls that could be provided.

2. Zoning Analysis

The subject property is located in the B-1 Limited Business District, and adjacent properties to the east and west are similarly zoned, with Single-family residential uses to the south, beyond the alley. The Zoning Ordinance permits restaurants and general retail-uses in the B-1 District as Permitted or "By-Right" uses, subject to compliance with off-street parking requirements. The building also includes 4 existing apartment units on the second floor, for which parking must also be accommodated on site. Site plan and architectural review are not required, as there is no proposal at this time for changes to the building exterior.

3. Comprehensive Plan

The Village's adopted Comprehensive Plan has multiple sections that call for encouraging the revitalization of the downtown area. Specific examples include:

- Page 37, Chapter 4, Goal 3: Strengthen Downtown Westmont
 - Continue to revitalize Downtown with a mixture of uses;
 - Remove burdensome regulations or procedures that create barriers to Downtown investment and development;
 - Permit Downtown businesses to meet parking requirements through...the existing 'fee-in-lieu-of' parking program
- Page 54, Chapter 5, Commercial Land Use Plan: Downtown
 - Mixed-use buildings should be encouraged to accommodate first floor retail/restaurant uses with office or residential above
- Pages 98 and 102, Chapter 8, Sub-Area Plans: Downtown
 - Development and uses that maintain visual interest and generate foot traffic should be encouraged
 - Maintaining the streetwall is critical...New commercial and mixed-use buildings should be built to the front lot line and surface parking lots should be ...located behind buildings.

D. Legal

Notifications: Public notice was published in the Westmont Suburban Life on January 23rd, 2020. Mailed notices were sent on January 24, 2020. A sign was placed on the property on January 28, 2020.

Code References: Appendix "A", Article X, Sections 10.06(H) and 10.06(K); Appendix "A", Article XIII, Section 13.07

Other Actions: The recommendation of the Planning and Zoning Commission will be referred to the Village Board for a final decision.

II. **Recommended Conditions, Stipulations, or Other Requirements**

- A. Payment of the fee-in-lieu of providing required parking spaces in accordance with the requirements of Article A, Section Sec.10.06(B)(2).

III. **Attachments and References**

1. Copy of Application and Project Summary, dated February 2, 2020;
2. Parking calculation sheet, dated February 3, 2020;
3. Findings of Fact responses from applicant, dated February 3, 2020;
4. Plat of Survey and Site Plan;
5. Photos of the property and building.